

## **PUBLIC HEARING AGENDA REQUEST**

**Sponsor:**

Planning Commission

**Board of Supervisors Meeting Date:**

July 14, 2005

**Staff Lead:**

Frederick P.D. Carr, Director

**Department:**

Community Development

**Magisterial District:** Lee

**PIN:**

**Service District:** Remington

6888-56-8421-000 & 6888-47-8194-000

**Topic:**

A Resolution to Adopt a Text Amendment to the Remington Service District Land Use Plan, #CPAM05-LE-011, Newman Enterprises, LC, Owner

**Topic Description:**

The proposed text amendment returns the identified parcels (PIN #6888-56-8421-000 and PIN #6888-47-8194-000), which are located at the northwest intersection of Remington Road (Route 656) and Lucky Hill Road (Route 655), to the Remington Service District Plan.

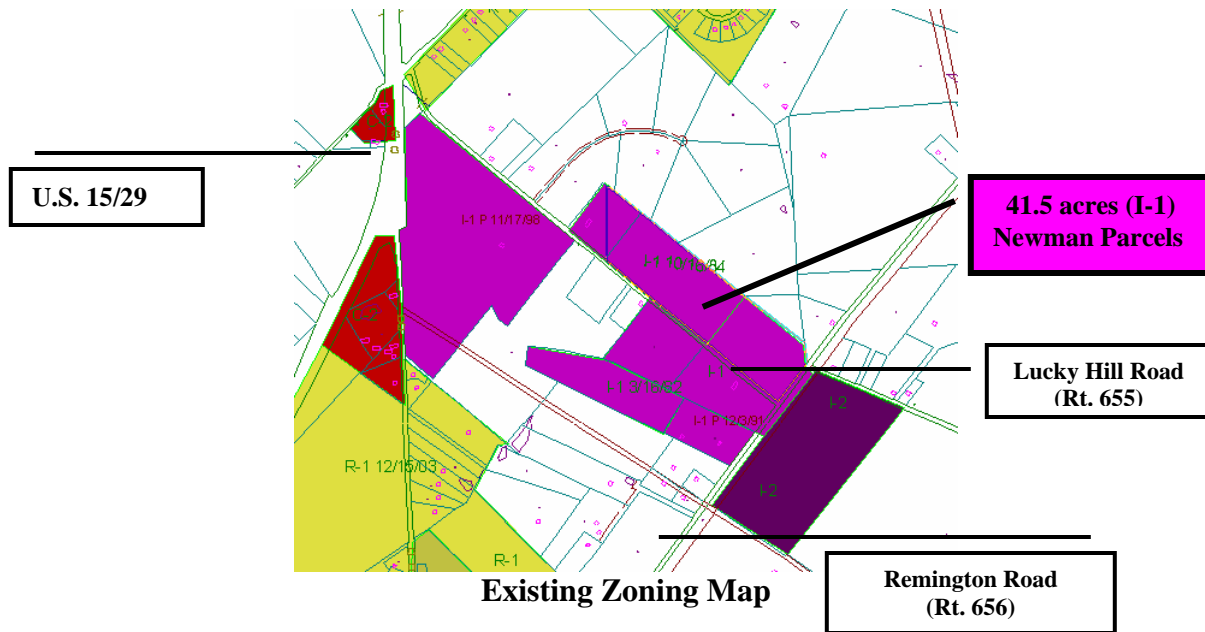
**Requested Action of the Board of Supervisors:**

Conduct a public hearing and consider adoption of the attached resolution.

**Summary Staff Report:**

**Background Information.** The two affected parcels total  $\pm$  41.5 acres and are located on the northwest side of the intersection of Remington Road (Route 656) and Lucky Hill Road (Route 655).

The parcels (Newman Investments, LC) were rezoned to Industrial Park (I-1) in October 1984, and included within the 1994 Comprehensive Plan for the Remington Service District (refer to Attachment 1). In addition, the Water and Wastewater Master Plan (Camp Dresser & McKee; Dated: March 1997), which was prepared for the Board of Supervisors and the Fauquier County Water and Sanitation Authority (WSA), was also incorporated in 1997 as part of the Comprehensive Plan by reference in the update of Chapter Nine – Public Facilities and Utilities. The Master Plan demonstrates that an existing sewer gravity main runs through the referenced property along its Route 656 frontage. The property is also located within the Town of Remington Water Franchise Service Area.



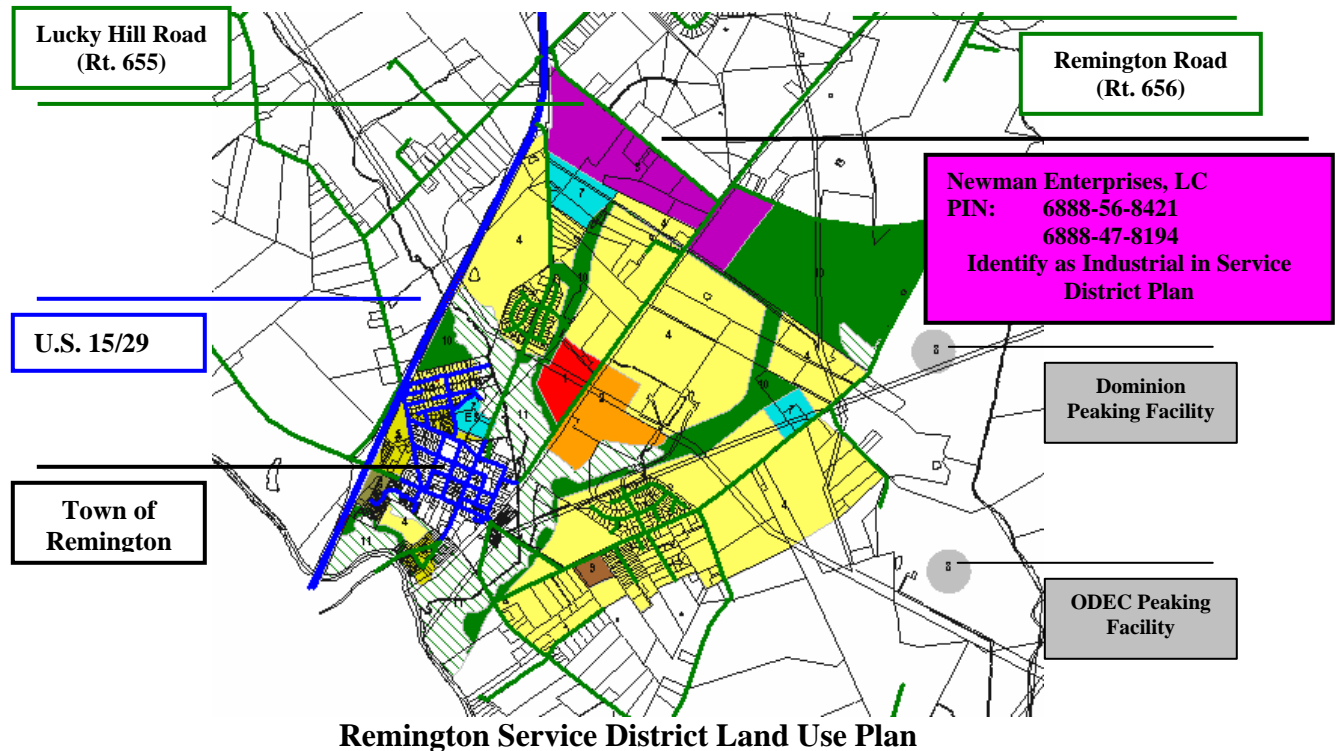
During the preparation of the 2002 Comprehensive Plan update, this portion of the Service District, from Route 655 to the floodplain to the north, was identified as a potential corridor for the Route 17 Spur Road (i.e., the Bealeton Connector). (At one point in plan deliberations, the Route 17 Spur Road was shown as immediately to the north of Lucky Hill Road, thereby absorbing the entire Newman tract.) In sum, the Bealeton Connector corridor and its impact on intervening properties as it moved from Route 17 to its U.S. 15/29 intersection was not certain. Therefore, the Citizen Planning Committee recommended that the area north of Route 655 not be part of the Service District and identified an objective to create a hard low density edge separating the Bealeton and Remington Service Districts. The end result was that the affected Newman Family property was removed from the adopted Service District Plan, even though its existing zoning was I-1 and sewer service was available through the WSA and the Remington wastewater treatment plant.

**Proposed Text Amendment.** It should be noted that this agenda item represents a Planning Commission initiated and sponsored amendment. Since the Remington Service District Plan adoption, the revised Chapter 10 – Transportation of the Comprehensive Plan has shown a more precise alignment of the Route 17 Spur Road to the north of the Newman Tract. Additionally, the County Transportation consultant, Richard Keller, reports that preliminary location analysis, by HTNB Engineers, suggests a Route 17 Spur alignment on this tract has very low probability. Given the 1984 rezoning, availability of existing sewer onsite and subsequent growth of a vital family business on this tract, restoration of tract to the Service District appears to be in order.

The alignment of the Bealeton-Remington existing sewer line adds further weight to the return of the Newman parcels to the Service District since the sewer line crosses the tract to the southeast, and the Newman trucking enterprise, which serves agricultural products, has planned to use and needs access to this sewer service. However, its connection is contingent upon being located within the Service District.

Richard Keller, Kellerco (the County Transportation Consultant), and David Cubbage, VDOT Resident Administrator, recommend that a 90-foot right-of-way on Lucky Hill Road be reserved, with an additional 10-foot reservation on either side of the road (200 feet as it approaches the Remington Road and the Norfolk Southern railroad intersections). (The additional 10-foot

reservation would be used to create embankments to permit a future grade separated crossing of the Norfolk Southern railroad.)



**Financial Impact Analysis:**

None

**Identify any other Departments, Organizations or Individuals that would be affected by this request:**

Newman Investments, LC  
Virginia Department of Transportation

**ATTACHMENT:**

Remington Service District, 1994 Fauquier County Comprehensive Plan